HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: September 2009

New Home Market

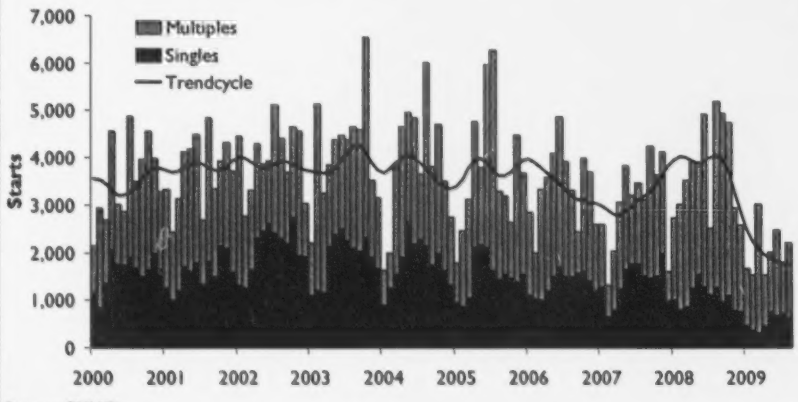
Housing Starts Improve

Total housing starts in the Greater Toronto Area (GTA) reached 2,202 in August, marking an improvement from the previous month which saw construction delays as a result of civic labour disruptions. Year to date, housing starts are off 45 per cent from the same period last year and are at their lowest level in over 10 years. Across the GTA, activity in the Peel and York Regions has held up the best so far this year, registering below-average declines.

When looking at the numbers on a seasonally adjusted basis it appears that a bottom has formed for housing starts in the GTA. April seems to have been the low point in the downturn and since then small gains have been

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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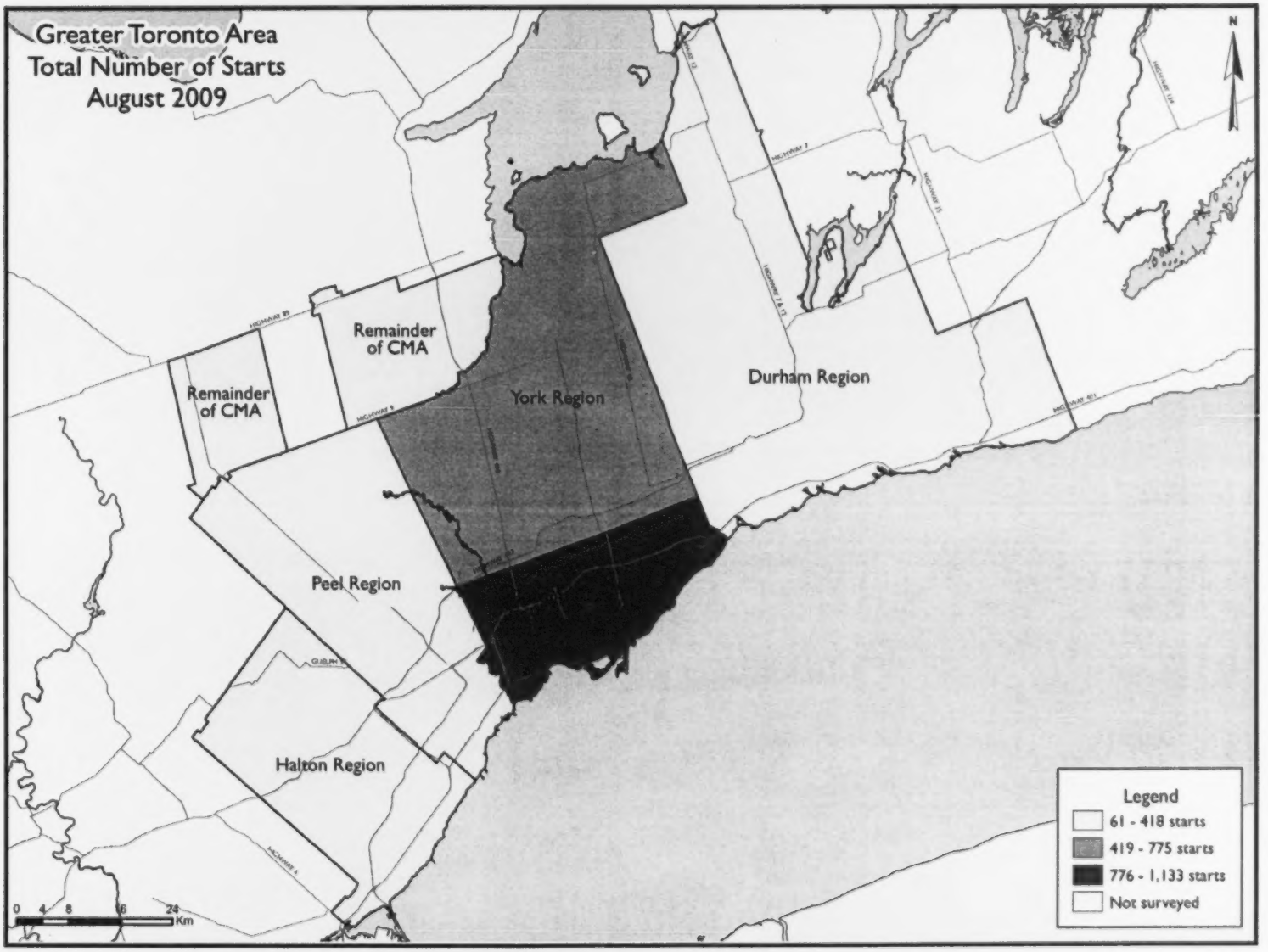
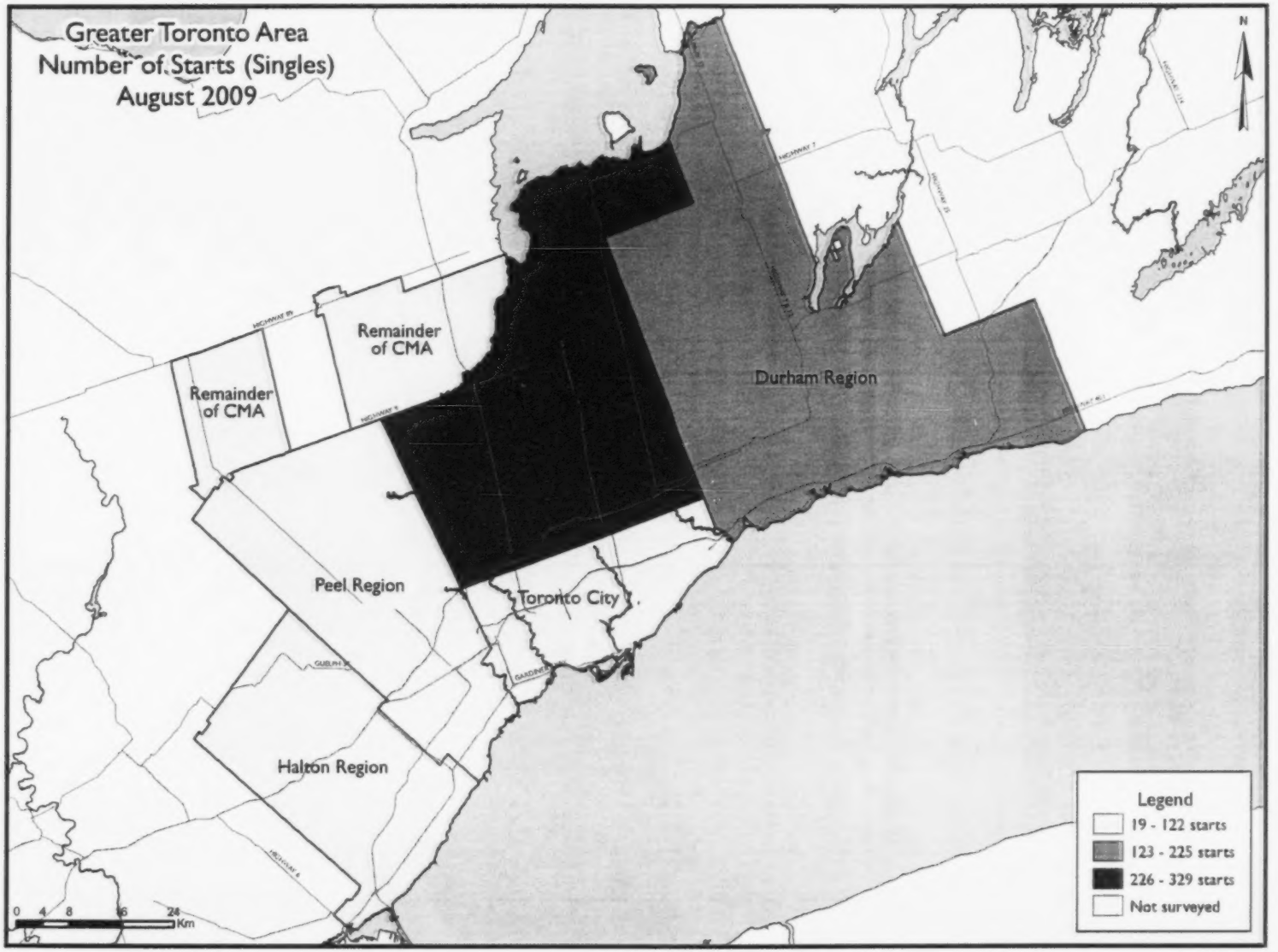
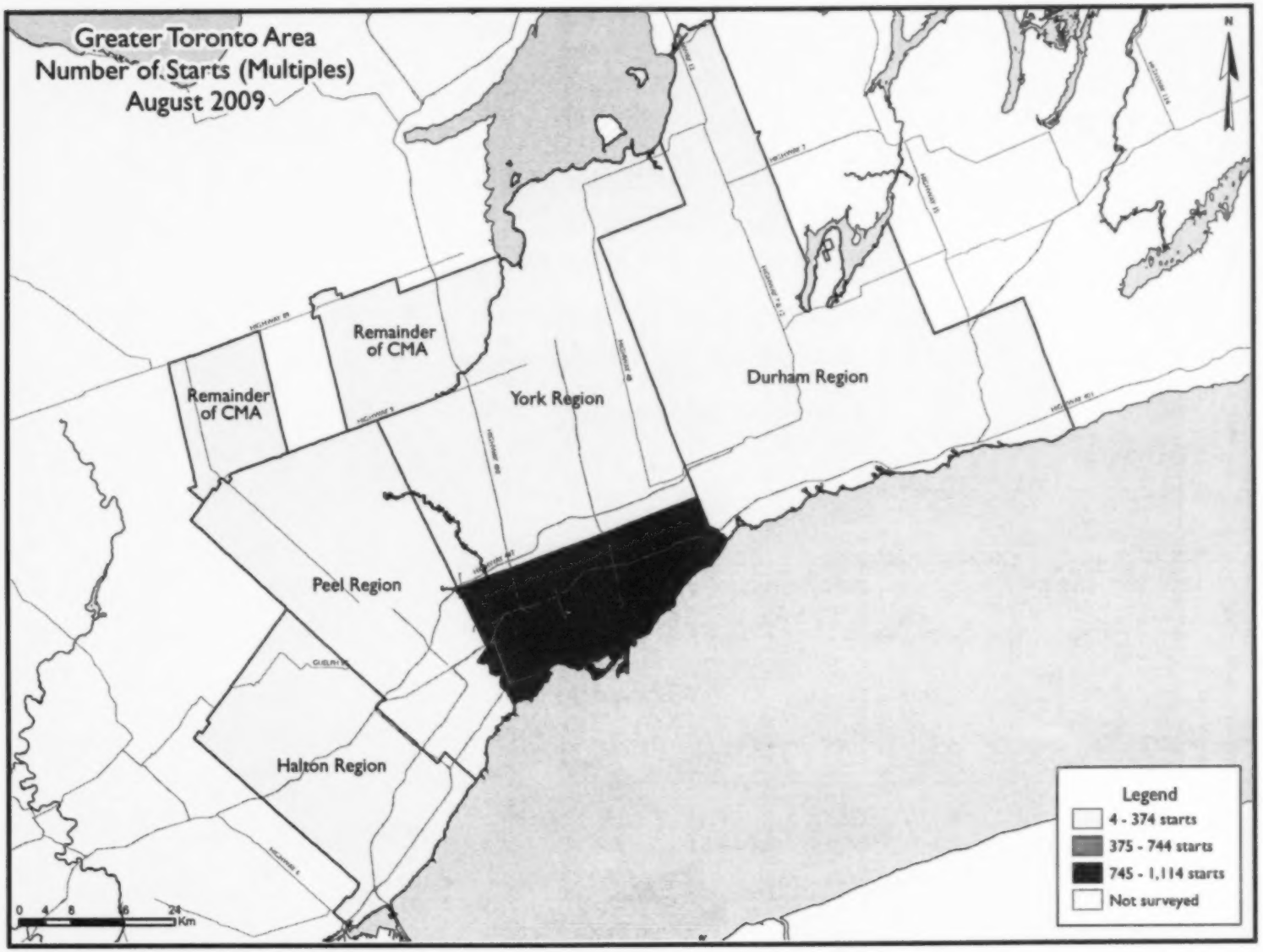
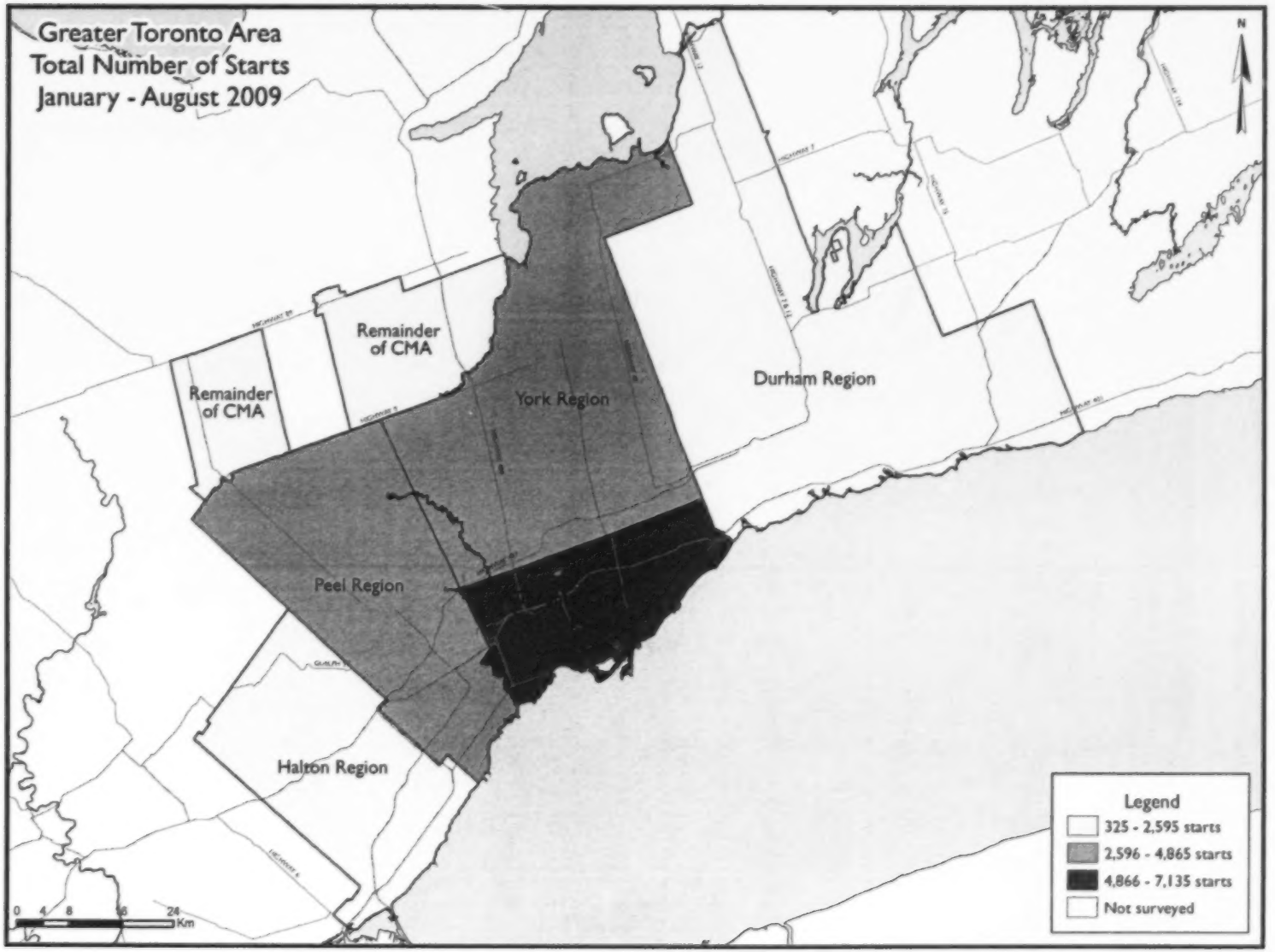
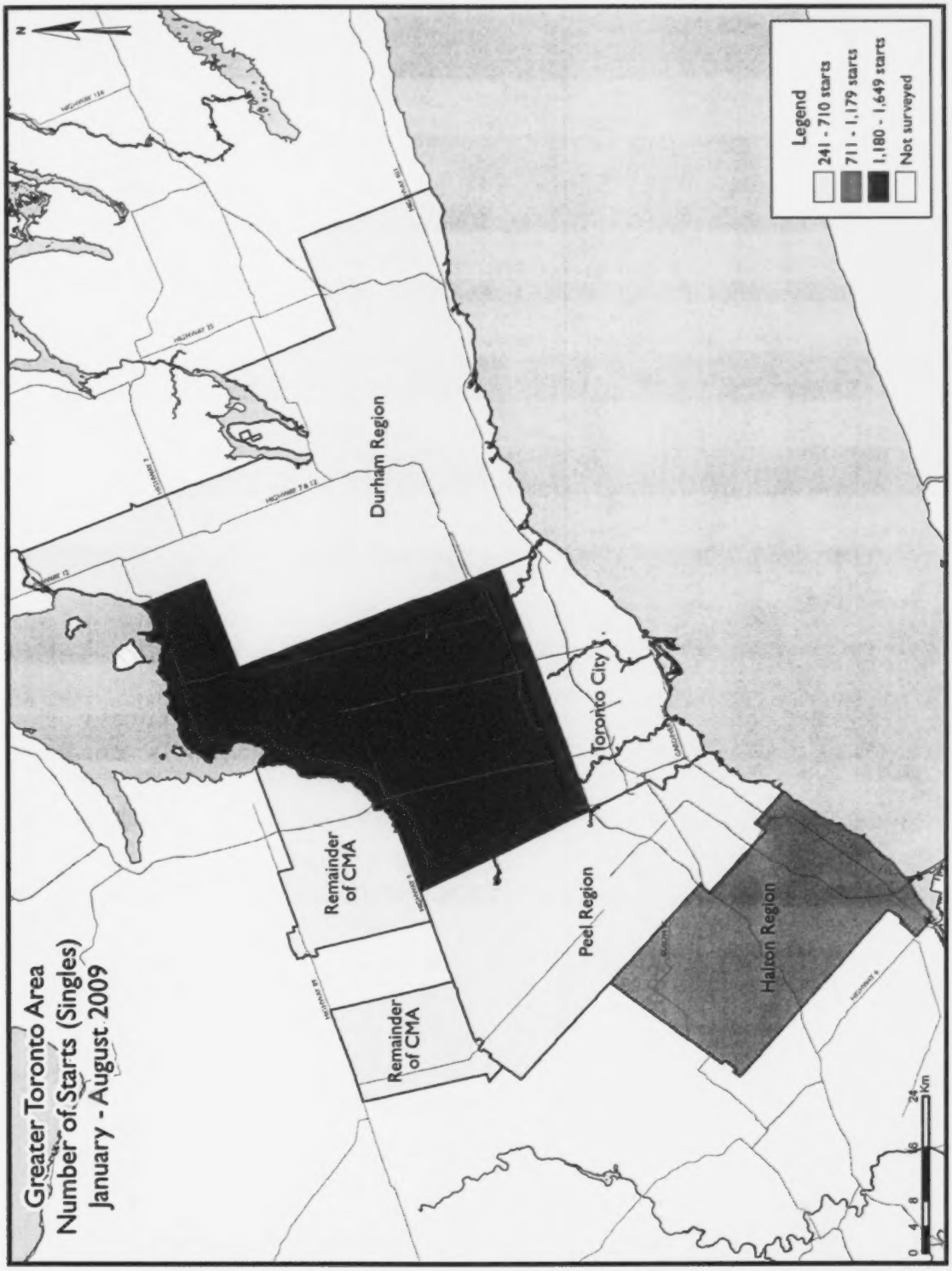
recorded. The upside potential for new residential construction in the months ahead is optimistic due to recent strength in new home sales and building permit activity. Furthermore, as more projects come to completion and lending conditions ease, builders will have greater resources to start construction on projects in the pipeline.

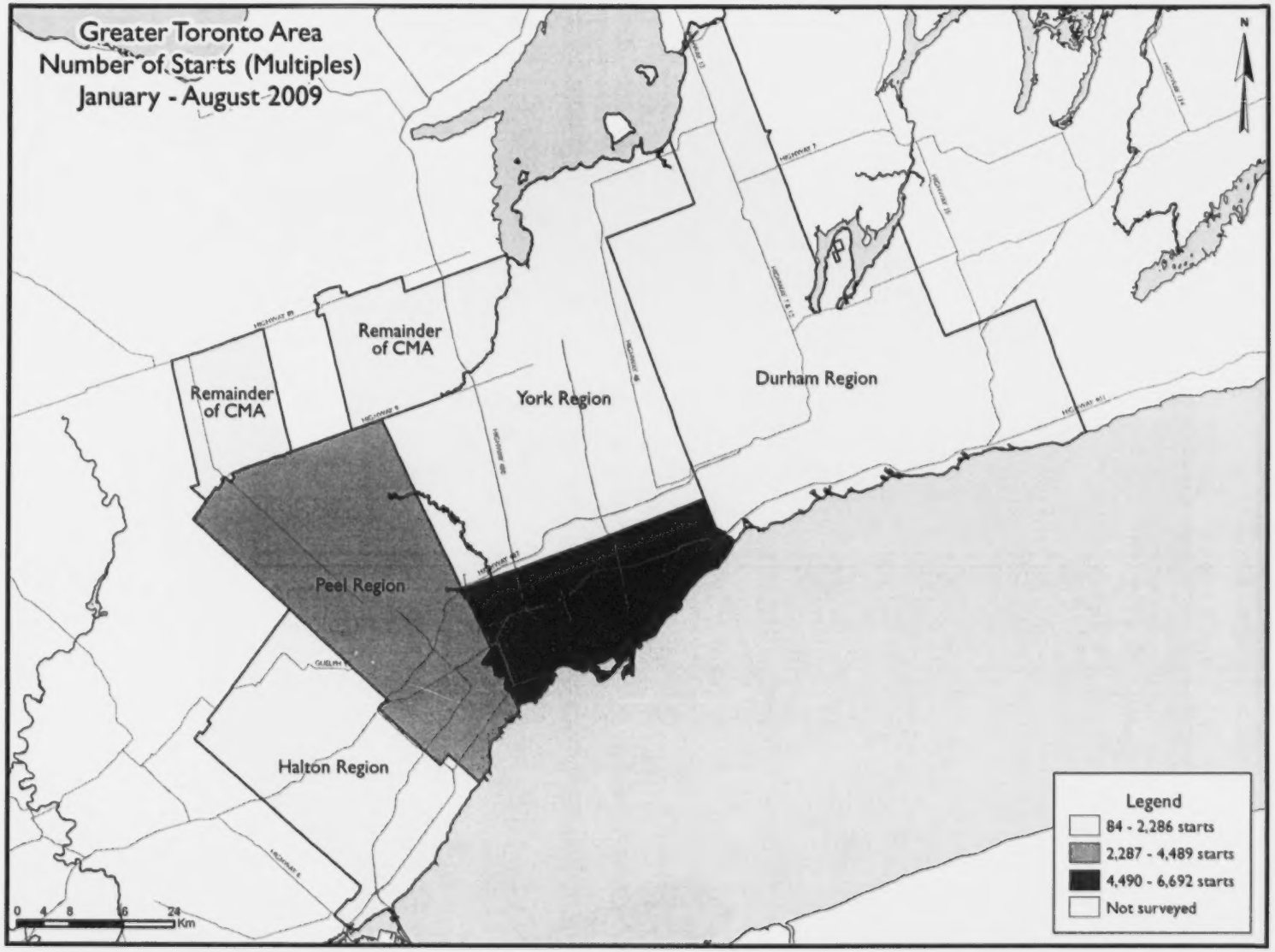

Greater Toronto Area
Total Number of Starts
August 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
61 - 418 starts
419 - 775 starts
776 - 1,133 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
August 2009
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
19 - 122 starts
123 - 225 starts
226 - 329 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
August 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
4 - 374 starts
375 - 744 starts
745 - 1,114 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
January - August 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
325 - 2,595 starts
2,596 - 4,865 starts
4,866 - 7,135 starts
Not surveyed
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
January - August 2009
Legend
241 - 710 starts
711 - 1,179 starts
1,180 - 1,649 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - August 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
84 - 2,286 starts
2,287 - 4,489 starts
4,490 - 6,692 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	558	142	148	0	47	668	0	567	2,130
August 2008	1,078	202	156	14	355	3,145	0	15	4,965
% Change	-48.2	-29.7	-5.1	-100.0	-86.8	-78.8	n/a	**	-57.1
Year-to-date 2009	4,082	1,284	1,153	35	490	7,321	0	1,037	15,402
Year-to-date 2008	8,004	1,458	1,957	48	1,285	13,837	20	1,148	27,757
% Change	-49.0	-11.9	-41.1	-27.1	-61.9	-47.1	-100.0	-9.7	-44.5
UNDER CONSTRUCTION									
August 2009	5,186	1,474	1,984	65	1,176	34,570	0	2,256	46,711
August 2008	9,134	1,618	2,897	56	1,298	32,173	20	2,424	49,620
% Change	-43.2	-8.9	-31.5	16.1	-9.4	7.5	-100.0	-6.9	-5.9
COMPLETIONS									
August 2009	644	218	266	7	121	169	2	165	1,592
August 2008	1,397	246	326	2	179	270	0	10	2,430
% Change	-53.9	-11.4	-18.4	**	-32.4	-37.4	n/a	**	-34.5
Year-to-date 2009	6,149	1,642	1,603	52	796	8,707	18	438	19,405
Year-to-date 2008	8,786	1,490	2,364	15	767	8,471	0	1,078	22,971
% Change	-30.0	10.2	-32.2	**	3.8	2.8	n/a	-59.4	-15.5
COMPLETED & NOT ABSORBED									
August 2009	522	47	147	5	32	284	26	57	1,120
August 2008	470	43	69	0	24	210	13	277	1,106
% Change	11.1	9.3	113.0	n/a	33.3	35.2	100.0	-79.4	1.3
ABSORBED									
August 2009	675	241	261	8	120	154	2	5	1,466
August 2008	1,396	252	333	2	189	270	0	281	2,723
% Change	-51.6	-4.4	-21.6	**	-36.5	-43.0	n/a	-98.2	-46.2
Year-to-date 2009	6,246	1,650	1,540	47	785	8,716	8	165	19,157
Year-to-date 2008	8,723	1,502	2,477	15	768	8,456	1	978	22,920
% Change	-28.4	9.9	-37.8	**	2.2	3.1	**	-83.1	-16.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	89	0	16	0	0	0	0	0	105
August 2008	153	0	6	0	14	0	0	0	173
% Change	-41.8	n/a	166.7	n/a	-100.0	n/a	n/a	n/a	-39.3
Year-to-date 2009	416	0	30	0	25	0	3	0	474
Year-to-date 2008	1,095	2	150	0	152	0	0	27	1,426
% Change	-62.0	-100.0	-80.0	n/a	-83.6	n/a	n/a	-100.0	-66.8
UNDER CONSTRUCTION									
August 2009	600	0	78	0	108	24	3	0	813
August 2008	1,185	4	215	0	193	131	0	33	1,761
% Change	-49.4	-100.0	-63.7	n/a	-44.0	-81.7	n/a	-100.0	-53.8
COMPLETIONS									
August 2009	85	0	0	0	10	0	0	0	95
August 2008	142	2	12	0	18	0	0	0	174
% Change	-40.1	-100.0	-100.0	n/a	-44.4	n/a	n/a	n/a	-45.4
Year-to-date 2009	775	2	160	0	67	131	0	3	1,138
Year-to-date 2008	1,147	6	114	0	146	108	0	0	1,521
% Change	-32.4	-66.7	40.4	n/a	-54.1	21.3	n/a	n/a	-25.2
COMPLETED & NOT ABSORBED									
August 2009	23	0	18	0	21	94	0	0	156
August 2008	35	1	17	0	34	143	0	0	230
% Change	-34.3	-100.0	5.9	n/a	-38.2	-34.3	n/a	n/a	-32.2
ABSORBED									
August 2009	95	0	1	0	12	6	0	0	114
August 2008	145	1	10	0	14	0	0	0	170
% Change	-34.5	-100.0	-90.0	n/a	-14.3	n/a	n/a	n/a	-32.9
Year-to-date 2009	811	2	173	0	88	91	0	3	1,168
Year-to-date 2008	1,156	8	113	0	129	50	0	0	1,456
% Change	-29.8	-75.0	53.1	n/a	-31.8	82.0	n/a	n/a	-19.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	610	138	172	0	47	668	0	567	2,202
August 2008	1,257	206	162	22	371	3,145	0	15	5,178
% Change	-51.5	-33.0	6.2	-100.0	-87.3	-78.8	n/a	**	-57.5
Year-to-date 2009	4,363	1,302	1,167	0	542	7,411	3	1,401	16,189
Year-to-date 2008	9,108	1,508	2,153	56	1,523	14,091	20	1,171	29,630
% Change	-52.1	-13.7	-45.8	-100.0	-64.4	-47.4	-85.0	19.6	-45.4
UNDER CONSTRUCTION									
August 2009	5,683	1,498	2,024	40	1,357	35,087	3	2,520	48,212
August 2008	10,504	1,662	3,178	57	1,566	32,657	20	2,457	52,101
% Change	-45.9	-9.9	-36.3	-29.8	-13.3	7.4	-85.0	2.6	-7.5
COMPLETIONS									
August 2009	714	214	266	2	155	182	2	165	1,700
August 2008	1,538	248	332	4	203	270	0	0	2,595
% Change	-53.6	-13.7	-19.9	-50.0	-23.6	-32.6	n/a	n/a	-34.5
Year-to-date 2009	7,016	1,644	1,780	33	1,006	8,851	18	441	20,789
Year-to-date 2008	9,877	1,546	2,562	13	1,025	8,547	0	1,068	24,638
% Change	-29.0	6.3	-30.5	153.8	-1.9	3.6	n/a	-58.7	-15.6
COMPLETED & NOT ABSORBED									
August 2009	550	48	167	5	58	378	26	57	1,289
August 2008	509	44	88	0	61	353	13	277	1,345
% Change	8.1	9.1	89.8	n/a	-4.9	7.1	100.0	-79.4	-4.2
ABSORBED									
August 2009	743	244	266	3	157	173	2	5	1,593
August 2008	1,529	253	337	4	211	270	0	271	2,875
% Change	-51.4	-3.6	-21.1	-25.0	-25.6	-35.9	n/a	-98.2	-44.6
Year-to-date 2009	7,104	1,667	1,738	28	1,012	8,820	8	168	20,545
Year-to-date 2008	9,788	1,560	2,674	13	1,016	8,498	1	1,008	24,558
% Change	-27.4	6.9	-35.0	115.4	-0.4	3.8	**	-83.3	-16.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2009	19	2	110	0	0	435	0	567	1,133
August 2008	117	52	31	0	18	1,621	0	0	1,839
York Region									
August 2009	329	70	33	0	0	233	0	0	665
August 2008	598	64	56	0	7	390	0	15	1,130
Peel Region									
August 2009	70	60	0	0	17	0	0	0	147
August 2008	177	64	0	3	222	1,134	0	0	1,600
Halton Region									
August 2009	54	0	5	0	30	0	0	0	89
August 2008	173	18	23	8	110	0	0	0	332
Durham Region									
August 2009	138	6	24	0	0	0	0	0	168
August 2008	192	8	52	11	14	0	0	0	277
Toronto CMA									
August 2009	558	142	148	0	47	668	0	567	2,130
August 2008	1,078	202	156	14	355	3,145	0	15	4,965
Oshawa CMA									
August 2009	89	0	16	0	0	0	0	0	105
August 2008	153	0	6	0	14	0	0	0	173
Greater Toronto Area									
August 2009	610	138	172	0	47	668	0	567	2,202
August 2008	1,257	206	162	22	371	3,145	0	15	5,178

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2009	960	228	609	0	44	25,945	0	1,696	29,482
August 2008	1,191	298	1,145	0	134	25,250	0	1,885	29,903
York Region									
August 2009	1,622	368	693	1	102	3,529	0	130	6,445
August 2008	3,151	472	667	1	214	1,931	0	89	6,525
Peel Region									
August 2009	1,286	700	282	38	817	4,649	0	430	8,202
August 2008	2,563	504	369	37	522	4,578	20	450	9,043
Halton Region									
August 2009	883	154	258	0	280	940	0	264	2,779
August 2008	1,823	272	436	8	474	718	0	0	3,731
Durham Region									
August 2009	932	48	182	1	114	24	3	0	1,304
August 2008	1,776	116	561	11	222	180	0	33	2,899
Toronto CMA									
August 2009	5,186	1,474	1,984	65	1,176	34,570	0	2,256	46,711
August 2008	9,134	1,618	2,897	56	1,298	32,173	20	2,424	49,620
Oshawa CMA									
August 2009	600	0	78	0	108	24	3	0	813
August 2008	1,185	4	215	0	193	131	0	33	1,761
Greater Toronto Area									
August 2009	5,683	1,498	2,024	40	1,357	35,087	3	2,520	48,212
August 2008	10,504	1,662	3,178	57	1,566	32,657	20	2,457	52,101

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2009	81	2	127	0	0	169	2	165	546
August 2008	92	34	109	0	34	23	0	0	292
York Region									
August 2009	235	36	102	1	17	0	0	0	391
August 2008	466	32	39	0	30	247	0	0	814
Peel Region									
August 2009	95	94	0	1	42	0	0	0	232
August 2008	358	76	118	2	73	0	0	0	627
Halton Region									
August 2009	199	76	21	0	86	13	0	0	395
August 2008	388	88	48	2	38	0	0	0	564
Durham Region									
August 2009	104	6	16	0	10	0	0	0	136
August 2008	234	18	18	0	28	0	0	0	298
Toronto CMA									
August 2009	644	218	266	7	121	169	2	165	1,592
August 2008	1,397	246	326	2	179	270	0	10	2,430
Oshawa CMA									
August 2009	85	0	0	0	10	0	0	0	95
August 2008	142	2	12	0	18	0	0	0	174
Greater Toronto Area									
August 2009	714	214	266	2	155	182	2	165	1,700
August 2008	1,538	248	332	4	203	270	0	0	2,595

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2009	102	16	96	0	9	146	11	30	410
August 2008	112	21	10	0	2	129	13	162	449
York Region									
August 2009	9	1	20	0	18	123	0	0	171
August 2008	22	1	23	0	11	81	0	0	138
Peel Region									
August 2009	375	29	10	5	3	7	15	27	471
August 2008	303	20	3	0	7	0	0	115	448
Halton Region									
August 2009	31	2	5	0	7	8	0	0	53
August 2008	34	1	11	0	7	0	0	0	53
Durham Region									
August 2009	33	0	36	0	21	94	0	0	184
August 2008	38	1	41	0	34	143	0	0	257
Toronto CMA									
August 2009	522	47	147	5	32	284	26	57	1,120
August 2008	470	43	69	0	24	210	13	277	1,106
Oshawa CMA									
August 2009	23	0	18	0	21	94	0	0	156
August 2008	35	1	17	0	34	143	0	0	230
Greater Toronto Area									
August 2009	550	48	167	5	58	378	26	57	1,289
August 2008	509	44	88	0	61	353	13	277	1,345

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2009	83	5	116	0	0	152	2	5	363
August 2008	93	37	115	0	34	28	0	271	578
York Region									
August 2009	240	37	102	1	17	2	0	0	399
August 2008	465	31	41	0	31	242	0	0	810
Peel Region									
August 2009	103	108	9	2	40	0	0	0	262
August 2008	344	80	116	2	81	0	0	0	623
Halton Region									
August 2009	208	88	25	0	88	13	0	0	422
August 2008	396	88	48	2	41	0	0	0	575
Durham Region									
August 2009	109	6	14	0	12	6	0	0	147
August 2008	231	17	17	0	24	0	0	0	289
Toronto CMA									
August 2009	675	241	261	8	120	154	2	5	1,466
August 2008	1,396	252	333	2	189	270	0	281	2,723
Oshawa CMA									
August 2009	95	0	1	0	12	6	0	0	114
August 2008	145	1	10	0	14	0	0	0	170
Greater Toronto Area									
August 2009	743	244	266	3	157	173	2	5	1,593
August 2008	1,529	253	337	4	211	270	0	271	2,875

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Toronto City	19	117	2	52	110	49	1,002	1,621	1,133	1,839	-38.4
Toronto	7	19	2	6	84	22	467	1,202	560	1,249	-55.2
East York	0	5	0	0	0	0	0	0	0	5	-100.0
Etobicoke	4	16	0	0	0	0	0	0	4	16	-75.0
North York	6	53	0	24	0	14	535	197	541	288	87.8
Scarborough	1	21	0	22	26	4	0	222	27	269	-90.0
York	1	3	0	0	0	9	0	0	1	12	-91.7
York Region	329	598	70	64	33	63	233	405	665	1,130	-41.2
Aurora	21	49	0	0	0	6	0	0	21	55	-61.8
East Gwillimbury	0	20	0	18	0	0	0	0	0	38	-100.0
Georgina Township	8	15	0	0	0	0	0	0	8	15	-46.7
King Township	0	4	12	0	0	0	0	0	12	4	200.0
Markham	120	122	16	18	33	0	0	405	169	545	-69.0
Newmarket	22	57	0	0	0	0	0	0	22	57	-61.4
Richmond Hill	41	12	10	0	0	0	0	0	51	12	**
Vaughan	85	251	0	28	0	5	233	0	318	284	12.0
Whitchurch-Stouffville	32	68	32	0	0	52	0	0	64	120	-46.7
Peel Region	70	180	60	64	17	222	0	1,134	147	1,600	-90.8
Brampton	60	127	30	64	0	29	0	459	90	679	-86.7
Caledon	4	11	0	0	0	0	0	0	4	11	-63.6
Mississauga	6	42	30	0	17	193	0	675	53	910	-94.2
Halton Region	54	181	0	18	35	133	0	0	89	332	-73.2
Burlington	18	65	0	4	0	8	0	0	18	77	-76.6
Halton Hills	4	7	0	0	0	0	0	0	4	7	-42.9
Milton	7	60	0	14	30	72	0	0	37	146	-74.7
Oakville	25	49	0	0	5	53	0	0	30	102	-70.6
Durham Region	138	203	6	8	24	66	0	0	168	277	-39.4
Ajax	44	25	6	8	0	0	0	0	50	33	51.5
Brock	0	2	0	0	8	0	0	0	8	2	**
Clarington	36	40	0	0	0	0	0	0	36	40	-10.0
Oshawa	39	25	0	0	16	6	0	0	55	31	77.4
Pickering	2	6	0	0	0	46	0	0	2	52	-96.2
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	1	14	0	0	0	0	0	0	1	14	-92.9
Whitby	14	88	0	0	0	14	0	0	14	102	-86.3
Remainder of Toronto CMA	57	36	4	6	0	0	0	0	61	42	45.2
Bradford West Gwillimbury	20	26	4	0	0	0	0	0	24	26	-7.7
Town of Mono	7	6	0	0	0	0	0	0	7	6	16.7
New Tecumseth	30	1	0	6	0	0	0	0	30	7	**
Orangeville	0	3	0	0	0	0	0	0	0	3	-100.0
Toronto CMA	558	1,092	142	208	195	505	1,235	3,160	2,130	4,965	-57.1
Oshawa CMA	89	153	0	0	16	20	0	0	105	173	-39.3
Greater Toronto Area (GTA)	610	1,279	138	206	219	533	1,235	3,160	2,202	5,178	-57.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	443	629	182	194	298	640	6,212	11,563	7,135	13,026	-45.2
Toronto	59	110	6	44	129	112	3,164	9,311	3,358	9,577	-64.9
East York	24	34	2	0	0	20	0	198	26	252	-89.7
Etobicoke	53	116	6	6	0	86	426	127	485	335	44.8
North York	158	261	94	44	49	47	996	1,593	1,297	1,945	-33.3
Scarborough	143	91	72	94	120	338	1,626	334	1,961	857	128.8
York	5	17	2	6	0	19	0	0	7	42	-83.3
York Region	1,649	3,311	324	508	464	581	854	788	3,291	5,188	-36.6
Aurora	158	203	44	0	0	17	153	0	355	220	61.4
East Gwillimbury	8	26	6	18	33	6	0	0	47	50	-6.0
Georgina Township	36	96	0	0	13	0	0	0	49	96	-49.0
King Township	6	14	12	0	0	0	0	0	18	14	28.6
Markham	283	1,158	90	294	166	148	138	436	677	2,036	-66.7
Newmarket	222	205	12	20	98	46	0	0	332	271	22.5
Richmond Hill	149	171	30	14	81	29	0	0	260	214	21.5
Vaughan	520	1,098	98	120	61	157	563	352	1,242	1,727	-28.1
Whitchurch-Stouffville	267	340	32	42	12	178	0	0	311	560	-44.5
Peel Region	643	1,546	590	366	419	932	1,292	2,400	2,944	5,244	-43.9
Brampton	492	957	120	334	67	231	30	1,174	709	2,696	-73.7
Caledon	17	51	2	6	0	0	0	72	19	129	-85.3
Mississauga	134	538	468	26	352	701	1,262	1,154	2,216	2,419	-8.4
Halton Region	932	2,127	180	380	401	914	354	447	1,867	3,868	-51.7
Burlington	45	409	54	68	51	134	354	262	504	873	-42.3
Halton Hills	29	66	0	0	32	0	0	0	61	66	-7.6
Milton	727	1,086	126	286	225	602	0	56	1,078	2,030	-46.9
Oakville	131	566	0	26	93	178	0	129	224	899	-75.1
Durham Region	696	1,551	30	70	126	607	100	76	952	2,304	-58.7
Ajax	219	285	30	68	43	130	0	0	292	483	-39.5
Brock	22	11	0	0	8	0	0	0	30	11	172.7
Clarington	179	311	0	2	0	25	0	0	179	338	-47.0
Oshawa	134	367	0	0	41	131	0	27	175	525	-66.7
Pickering	22	49	0	0	6	165	0	0	28	214	-86.9
Scugog	4	26	0	0	0	0	100	49	104	75	38.7
Uxbridge	13	85	0	0	11	10	0	0	24	95	-74.7
Whitby	103	417	0	0	17	146	0	0	120	563	-78.7
Remainder of Toronto CMA	241	429	40	16	44	6	0	61	325	512	-36.5
Bradford West Gwillimbury	89	186	26	6	33	0	0	0	148	192	-22.9
Town of Mono	47	32	0	0	0	0	0	0	47	32	46.9
New Tecumseth	93	161	8	10	11	6	0	4	112	181	-38.1
Orangeville	12	50	6	0	0	0	0	57	18	107	-83.2
Toronto CMA	4,117	8,052	1,292	1,464	1,635	3,244	8,358	14,997	15,402	27,757	-44.5
Oshawa CMA	416	1,095	0	2	58	302	0	27	474	1,426	-66.8
Greater Toronto Area (GTA)	4,363	9,164	1,306	1,518	1,708	3,674	8,812	15,274	16,189	29,630	-45.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Toronto City	110	49	0	0	435	1,621	567	0
Toronto	84	22	0	0	0	1,202	467	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	14	0	0	435	197	100	0
Scarborough	26	4	0	0	0	222	0	0
York	0	9	0	0	0	0	0	0
York Region	33	63	0	0	233	390	0	15
Aurora	0	6	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	33	0	0	0	0	390	0	15
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	5	0	0	233	0	0	0
Whitchurch-Stouffville	0	52	0	0	0	0	0	0
Peel Region	17	222	0	0	0	1,134	0	0
Brampton	0	29	0	0	0	459	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	17	193	0	0	0	675	0	0
Halton Region	35	133	0	0	0	0	0	0
Burlington	0	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	30	72	0	0	0	0	0	0
Oakville	5	53	0	0	0	0	0	0
Durham Region	24	66	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	16	6	0	0	0	0	0	0
Pickering	0	46	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	14	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	195	505	0	0	668	3,145	567	15
Oshawa CMA	16	20	0	0	0	0	0	0
Greater Toronto Area (GTA)	219	533	0	0	668	3,145	567	15

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	298	640	0	0	5,343	10,887	869	676
Toronto	129	112	0	0	2,395	8,635	769	676
East York	0	20	0	0	0	198	0	0
Etobicoke	0	86	0	0	426	127	0	0
North York	49	47	0	0	896	1,593	100	0
Scarborough	120	338	0	0	1,626	334	0	0
York	0	19	0	0	0	0	0	0
York Region	464	581	0	0	716	742	138	46
Aurora	0	17	0	0	153	0	0	0
East Gwillimbury	33	6	0	0	0	0	0	0
Georgina Township	13	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	166	148	0	0	0	390	138	46
Newmarket	98	46	0	0	0	0	0	0
Richmond Hill	81	29	0	0	0	0	0	0
Vaughan	61	157	0	0	563	352	0	0
Whitchurch-Stouffville	12	178	0	0	0	0	0	0
Peel Region	419	912	0	20	1,262	1,978	30	422
Brampton	67	211	0	20	0	752	30	422
Caledon	0	0	0	0	0	72	0	0
Mississauga	352	701	0	0	1,262	1,154	0	0
Halton Region	401	914	0	0	90	447	264	0
Burlington	51	134	0	0	90	262	264	0
Halton Hills	32	0	0	0	0	0	0	0
Milton	225	602	0	0	0	56	0	0
Oakville	93	178	0	0	0	129	0	0
Durham Region	123	607	3	0	0	49	100	27
Ajax	43	130	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	38	131	3	0	0	0	0	27
Pickering	6	165	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	100	0
Uxbridge	11	10	0	0	0	0	0	0
Whitby	17	146	0	0	0	0	0	0
Remainder of Toronto CMA	44	6	0	0	0	57	0	4
Bradford West Gwillimbury	33	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	4
Orangeville	0	0	0	0	0	57	0	0
Toronto CMA	1,635	3,224	0	20	7,321	13,849	1,037	1,148
Oshawa CMA	55	302	3	0	0	0	0	27
Greater Toronto Area (GTA)	1,705	3,654	3	20	7,411	14,103	1,401	1,171

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Toronto City	131	200	435	1,639	567	0	1,133	1,839
Toronto	93	29	0	1,220	467	0	560	1,249
East York	0	5	0	0	0	0	0	5
Etobicoke	4	16	0	0	0	0	4	16
North York	6	91	435	197	100	0	541	288
Scarborough	27	47	0	222	0	0	27	269
York	1	12	0	0	0	0	1	12
York Region	432	718	233	397	0	15	665	1,130
Aurora	21	55	0	0	0	0	21	55
East Gwillimbury	0	38	0	0	0	0	0	38
Georgina Township	8	15	0	0	0	0	8	15
King Township	12	4	0	0	0	0	12	4
Markham	169	140	0	390	0	15	169	545
Newmarket	22	57	0	0	0	0	22	57
Richmond Hill	51	12	0	0	0	0	51	12
Vaughan	85	284	233	0	0	0	318	284
Whitchurch-Stouffville	64	113	0	7	0	0	64	120
Peel Region	130	241	17	1,359	0	0	147	1,600
Brampton	90	191	0	488	0	0	90	679
Caledon	4	8	0	3	0	0	4	11
Mississauga	36	42	17	868	0	0	53	910
Halton Region	59	214	30	118	0	0	89	332
Burlington	18	61	0	16	0	0	18	77
Halton Hills	4	7	0	0	0	0	4	7
Milton	7	97	30	49	0	0	37	146
Oakville	30	49	0	53	0	0	30	102
Durham Region	168	252	0	25	0	0	168	277
Ajax	50	33	0	0	0	0	50	33
Brock	8	2	0	0	0	0	8	2
Clarington	36	40	0	0	0	0	36	40
Oshawa	55	31	0	0	0	0	55	31
Pickering	2	52	0	0	0	0	2	52
Scugog	2	3	0	0	0	0	2	3
Uxbridge	1	3	0	11	0	0	1	14
Whitby	14	88	0	14	0	0	14	102
Remainder of Toronto CMA	61	36	0	6	0	0	61	42
Bradford West Gwillimbury	24	26	0	0	0	0	24	26
Town of Mono	7	6	0	0	0	0	7	6
New Tecumseth	30	1	0	6	0	0	30	7
Orangeville	0	3	0	0	0	0	0	3
Toronto CMA	848	1,436	715	3,514	567	15	2,130	4,965
Oshawa CMA	105	159	0	14	0	0	105	173
Greater Toronto Area (GTA)	920	1,625	715	3,538	567	15	2,202	5,178

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	916	1,396	5,350	10,954	869	676	7,135	13,026
Toronto	194	237	2,395	8,664	769	676	3,358	9,577
East York	26	54	0	198	0	0	26	252
Etobicoke	59	208	426	127	0	0	485	335
North York	301	352	896	1,593	100	0	1,297	1,945
Scarborough	328	485	1,633	372	0	0	1,961	857
York	7	42	0	0	0	0	7	42
York Region	2,409	4,313	744	829	138	46	3,291	5,188
Aurora	202	220	153	0	0	0	355	220
East Gwillimbury	47	50	0	0	0	0	47	50
Georgina Township	49	96	0	0	0	0	49	96
King Township	18	14	0	0	0	0	18	14
Markham	539	1,589	0	401	138	46	677	2,036
Newmarket	332	271	0	0	0	0	332	271
Richmond Hill	248	214	12	0	0	0	260	214
Vaughan	675	1,306	567	421	0	0	1,242	1,727
Whitchurch-Stouffville	299	553	12	7	0	0	311	560
Peel Region	1,430	2,234	1,484	2,568	30	442	2,944	5,244
Brampton	679	1,363	0	891	30	442	709	2,696
Caledon	19	53	0	76	0	0	19	129
Mississauga	732	818	1,484	1,601	0	0	2,216	2,419
Halton Region	1,253	2,779	350	1,089	264	0	1,867	3,868
Burlington	115	511	125	362	264	0	504	873
Halton Hills	61	66	0	0	0	0	61	66
Milton	888	1,503	190	527	0	0	1,078	2,030
Oakville	189	699	35	200	0	0	224	899
Durham Region	824	2,047	25	230	103	27	952	2,304
Ajax	292	483	0	0	0	0	292	483
Brock	30	11	0	0	0	0	30	11
Clarington	179	338	0	0	0	0	179	338
Oshawa	164	460	8	38	3	27	175	525
Pickering	28	196	0	18	0	0	28	214
Scugog	4	26	0	49	100	0	104	75
Uxbridge	24	84	0	11	0	0	24	95
Whitby	103	449	17	114	0	0	120	563
Remainder of Toronto CMA	282	445	43	63	0	4	325	512
Bradford West Gwillimbury	148	192	0	0	0	0	148	192
Town of Mono	28	32	19	0	0	0	47	32
New Tecumseth	88	171	24	6	0	4	112	181
Orangeville	18	50	0	57	0	0	18	107
Toronto CMA	6,519	11,419	7,846	15,170	1,037	1,168	15,402	27,757
Oshawa CMA	446	1,247	25	152	3	27	474	1,426
Greater Toronto Area (GTA)	6,832	12,769	7,953	15,670	1,404	1,191	16,189	29,630

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Toronto City	81	92	4	34	127	143	334	23	546	292	87.0
Toronto	5	26	4	12	0	55	165	23	174	116	50.0
East York	0	9	0	0	0	0	0	0	0	9	-100.0
Etobicoke	5	6	0	0	34	0	0	0	39	6	**
North York	41	31	0	0	12	22	169	0	222	53	**
Scarborough	30	17	0	22	81	54	0	0	111	93	19.4
York	0	3	0	0	0	12	0	0	0	15	-100.0
York Region	236	466	36	32	119	69	0	247	391	814	-52.0
Aurora	24	24	4	0	0	0	0	0	28	24	16.7
East Gwillimbury	3	0	8	0	4	0	0	0	15	0	n/a
Georgina Township	4	25	0	0	0	0	0	0	4	25	-84.0
King Township	2	2	0	0	0	0	0	0	2	2	0.0
Markham	4	123	10	0	60	0	0	46	74	169	-56.2
Newmarket	17	46	2	2	0	0	0	0	19	48	-60.4
Richmond Hill	18	42	0	0	17	7	0	201	35	250	-86.0
Vaughan	120	153	12	16	0	39	0	0	132	208	-36.5
Whitchurch-Stouffville	44	51	0	14	38	23	0	0	82	88	-6.8
Peel Region	96	360	94	76	42	191	0	0	232	627	-63.0
Brampton	77	214	24	74	9	141	0	0	110	429	-74.4
Caledon	6	5	0	0	0	0	0	0	6	5	20.0
Mississauga	13	141	70	2	33	50	0	0	116	193	-39.9
Halton Region	199	390	76	96	107	78	13	0	395	564	-30.0
Burlington	13	52	6	6	24	0	13	0	56	58	-3.4
Halton Hills	11	14	0	0	0	0	0	0	11	14	-21.4
Milton	148	203	70	86	62	30	0	0	280	319	-12.2
Oakville	27	121	0	4	21	48	0	0	48	173	-72.3
Durham Region	104	234	6	18	26	46	0	0	136	298	-54.4
Ajax	4	72	6	16	6	0	0	0	16	88	-81.8
Brock	7	1	0	0	0	0	0	0	7	1	**
Clarington	33	31	0	0	0	6	0	0	33	37	-10.8
Oshawa	28	50	0	0	0	0	0	0	28	50	-44.0
Pickering	8	6	0	0	10	0	0	0	18	6	200.0
Scugog	0	8	0	0	0	0	0	0	0	8	-100.0
Uxbridge	0	5	0	0	0	16	0	0	0	21	-100.0
Whitby	24	61	0	2	10	24	0	0	34	87	-60.9
Remainder of Toronto CMA	40	60	10	0	0	6	0	10	50	76	-34.2
Bradford West Gwillimbury	29	20	10	0	0	0	0	0	39	20	95.0
Town of Mono	5	3	0	0	0	0	0	0	5	3	66.7
New Tecumseth	5	31	0	0	0	6	0	10	5	47	-89.4
Orangeville	1	6	0	0	0	0	0	0	1	6	-83.3
Toronto CMA	651	1,399	220	248	387	503	334	280	1,592	2,430	-34.5
Oshawa CMA	85	142	0	2	10	30	0	0	95	174	-45.4
Greater Toronto Area (GTA)	716	1,542	216	255	421	527	347	270	1,700	2,595	-34.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	630	651	330	108	635	510	7,138	6,523	8,733	7,792	12.1
Toronto	79	114	30	54	94	165	4,981	4,438	5,184	4,771	8.7
East York	22	41	0	2	0	12	0	21	22	76	-71.1
Etobicoke	77	67	6	8	192	8	740	1,213	1,015	1,296	-21.7
North York	309	268	142	2	205	44	1,262	623	1,918	937	104.7
Scarborough	132	151	150	38	131	249	155	228	568	666	-14.7
York	11	10	2	4	13	32	0	0	26	46	-43.5
York Region	2,754	3,373	458	480	690	953	812	1,543	4,714	6,349	-25.8
Aurora	238	220	30	0	17	31	0	0	285	251	13.5
East Gwillimbury	32	16	52	0	30	13	0	0	114	29	**
Georgina Township	39	133	0	0	0	0	0	0	39	133	-70.7
King Township	13	8	0	0	0	0	0	0	13	8	62.5
Markham	728	920	168	144	222	283	562	865	1,680	2,212	-24.1
Newmarket	281	169	14	4	0	62	0	0	295	235	25.5
Richmond Hill	151	385	8	12	26	141	221	205	406	743	-45.4
Vaughan	918	1,062	138	258	120	343	29	473	1,205	2,136	-43.6
Whitchurch-Stouffville	354	460	48	62	275	80	0	0	677	602	12.5
Peel Region	1,262	2,417	520	648	269	608	1,065	1,061	3,116	4,734	-34.2
Brampton	1,005	1,822	216	424	147	333	151	616	1,519	3,195	-52.5
Caledon	48	39	8	12	3	10	25	0	84	61	37.7
Mississauga	209	556	296	212	119	265	889	445	1,513	1,478	2.4
Halton Region	1,249	1,715	248	234	752	976	143	380	2,392	3,305	-27.6
Burlington	257	331	28	58	148	207	13	0	446	596	-25.2
Halton Hills	44	107	0	2	14	82	0	0	58	191	-69.6
Milton	685	685	208	148	497	417	62	104	1,452	1,354	7.2
Oakville	263	592	12	26	93	270	68	276	436	1,164	-62.5
Durham Region	1,154	1,734	96	110	450	506	134	108	1,834	2,458	-25.4
Ajax	241	381	94	104	52	183	0	0	387	668	-42.1
Brock	38	5	0	0	8	0	0	0	46	5	**
Clarington	301	286	0	2	24	62	0	108	325	458	-29.0
Oshawa	242	479	0	0	64	22	3	0	309	501	-38.3
Pickering	46	68	0	0	147	17	0	0	193	85	127.1
Scugog	11	29	0	0	0	0	0	0	11	29	-62.1
Uxbridge	43	104	0	0	16	46	0	0	59	150	-60.7
Whitby	232	382	2	4	139	176	131	0	504	562	-10.3
Remainder of Toronto CMA	233	423	24	6	0	13	0	42	257	484	-46.9
Bradford West Gwillimbury	123	160	24	0	0	0	0	0	147	160	-8.1
Town of Mono	34	45	0	0	0	0	0	0	34	45	-24.4
New Tecumseth	55	173	0	6	0	13	0	42	55	234	-76.5
Orangeville	21	45	0	0	0	0	0	0	21	45	-53.3
Toronto CMA	6,201	8,801	1,646	1,522	2,413	3,099	9,145	9,549	19,405	22,971	-15.5
Oshawa CMA	775	1,147	2	6	227	260	134	108	1,138	1,521	-25.2
Greater Toronto Area (GTA)	7,049	9,890	1,652	1,580	2,796	3,553	9,292	9,615	20,789	24,638	-15.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Toronto City	127	143	0	0	169	23	165	0
Toronto	0	55	0	0	0	23	165	0
East York	0	0	0	0	0	0	0	0
Etobicoke	34	0	0	0	0	0	0	0
North York	12	22	0	0	169	0	0	0
Scarborough	81	54	0	0	0	0	0	0
York	0	12	0	0	0	0	0	0
York Region	119	69	0	0	0	247	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	60	0	0	0	0	46	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	17	7	0	0	0	201	0	0
Vaughan	0	39	0	0	0	0	0	0
Whitchurch-Stouffville	38	23	0	0	0	0	0	0
Peel Region	42	191	0	0	0	0	0	0
Brampton	9	141	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	33	50	0	0	0	0	0	0
Halton Region	107	78	0	0	13	0	0	0
Burlington	24	0	0	0	13	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	62	30	0	0	0	0	0	0
Oakville	21	48	0	0	0	0	0	0
Durham Region	26	46	0	0	0	0	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	10	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	16	0	0	0	0	0	0
Whitby	10	24	0	0	0	0	0	0
Remainder of Toronto CMA	0	6	0	0	0	0	0	10
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	6	0	0	0	0	0	10
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	387	500	0	0	169	270	165	10
Oshawa CMA	10	30	0	0	0	0	0	0
Greater Toronto Area (GTA)	421	527	0	0	182	270	165	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	835	510	0	0	6,764	6,315	374	403
Toronto	94	165	0	0	4,607	4,251	374	187
East York	0	12	0	0	0	0	0	21
Etobicoke	192	8	0	0	740	1,040	0	173
North York	205	44	0	0	1,262	596	0	27
Scarborough	131	249	0	0	155	228	0	0
York	13	32	0	0	0	0	0	0
York Region	690	953	0	0	782	1,499	30	44
Aurora	17	31	0	0	0	0	0	0
East Gwillimbury	30	13	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	222	283	0	0	532	825	30	40
Newmarket	0	62	0	0	0	0	0	0
Richmond Hill	26	141	0	0	221	201	0	4
Vaughan	120	343	0	0	29	473	0	0
Whitchurch-Stouffville	275	80	0	0	0	0	0	0
Peel Region	253	608	16	0	1,037	445	28	616
Brampton	131	333	16	0	151	0	0	616
Caledon	3	10	0	0	0	0	25	0
Mississauga	119	265	0	0	886	445	3	0
Halton Region	752	976	0	0	137	380	6	0
Burlington	148	207	0	0	13	0	0	0
Halton Hills	14	82	0	0	0	0	0	0
Milton	497	417	0	0	56	104	6	0
Oakville	93	270	0	0	68	276	0	0
Durham Region	450	506	0	0	131	108	3	0
Ajax	52	183	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	62	0	0	0	108	0	0
Oshawa	64	22	0	0	0	0	3	0
Pickering	147	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	46	0	0	0	0	0	0
Whitby	139	176	0	0	131	0	0	0
Remainder of Toronto CMA	0	13	0	0	0	32	0	10
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	13	0	0	0	32	0	10
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	2,397	3,099	16	0	8,702	8,471	438	1,078
Oshawa CMA	227	280	0	0	131	108	3	0
Greater Toronto Area (GTA)	2,780	3,552	16	0	8,851	8,547	441	1,068

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Toronto City	210	235	169	57	167	0	546	292
Toronto	7	81	0	35	167	0	174	116
East York	0	9	0	0	0	0	0	9
Etobicoke	39	6	0	0	0	0	39	6
North York	53	31	169	22	0	0	222	53
Scarborough	111	93	0	0	0	0	111	93
York	0	15	0	0	0	0	0	15
York Region	373	537	18	277	0	0	391	814
Aurora	27	24	1	0	0	0	28	24
East Gwillimbury	15	0	0	0	0	0	15	0
Georgina Township	4	25	0	0	0	0	4	25
King Township	2	2	0	0	0	0	2	2
Markham	74	123	0	46	0	0	74	169
Newmarket	19	48	0	0	0	0	19	48
Richmond Hill	18	42	17	208	0	0	35	250
Vaughan	132	208	0	0	0	0	132	208
Whitchurch-Stouffville	82	65	0	23	0	0	82	88
Peel Region	189	552	43	75	0	0	232	627
Brampton	101	398	9	31	0	0	110	429
Caledon	5	4	1	1	0	0	6	5
Mississauga	83	150	33	43	0	0	116	193
Halton Region	296	524	99	40	0	0	395	564
Burlington	19	50	37	8	0	0	56	58
Halton Hills	11	14	0	0	0	0	11	14
Milton	218	289	62	30	0	0	280	319
Oakville	48	171	0	2	0	0	48	173
Durham Region	126	270	10	28	0	0	136	298
Ajax	16	88	0	0	0	0	16	88
Brock	7	1	0	0	0	0	7	1
Clarington	33	37	0	0	0	0	33	37
Oshawa	28	50	0	0	0	0	28	50
Pickering	18	6	0	0	0	0	18	6
Scugog	0	8	0	0	0	0	0	8
Uxbridge	0	11	0	10	0	0	0	21
Whitby	24	69	10	18	0	0	34	87
Remainder of Toronto CMA	45	66	5	0	0	10	50	76
Bradford West Gwillimbury	39	20	0	0	0	0	39	20
Town of Mono	1	3	4	0	0	0	5	3
New Tecumseth	4	37	1	0	0	10	5	47
Orangeville	1	6	0	0	0	0	1	6
Toronto CMA	1,128	1,969	297	451	167	10	1,592	2,430
Oshawa CMA	85	156	10	18	0	0	95	174
Greater Toronto Area (GTA)	1,194	2,118	339	477	167	0	1,700	2,595

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,510	1,227	6,847	6,157	376	408	8,733	7,792
Toronto	171	313	4,637	4,271	376	187	5,184	4,771
East York	22	55	0	0	0	21	22	76
Etobicoke	275	83	740	1,040	0	173	1,015	1,296
North York	633	292	1,285	618	0	27	1,918	937
Scarborough	383	438	185	228	0	0	568	666
York	26	46	0	0	0	0	26	46
York Region	3,717	4,626	967	1,679	30	44	4,714	6,349
Aurora	284	251	1	0	0	0	285	251
East Gwillimbury	114	29	0	0	0	0	114	29
Georgina Township	39	133	0	0	0	0	39	133
King Township	13	8	0	0	0	0	13	8
Markham	1,090	1,305	560	867	30	40	1,680	2,212
Newmarket	295	235	0	0	0	0	295	235
Richmond Hill	168	512	238	227	0	4	406	743
Vaughan	1,096	1,588	109	548	0	0	1,205	2,136
Whitchurch-Stouffville	618	565	59	37	0	0	677	602
Peel Region	1,943	3,528	1,129	590	44	616	3,116	4,734
Brampton	1,313	2,532	190	47	16	616	1,519	3,195
Caledon	51	40	8	21	25	0	84	61
Mississauga	579	956	931	522	3	0	1,513	1,478
Halton Region	1,647	2,424	739	881	6	0	2,392	3,305
Burlington	284	476	162	120	0	0	446	596
Halton Hills	48	191	10	0	0	0	58	191
Milton	1,006	882	440	472	6	0	1,452	1,354
Oakville	309	875	127	289	0	0	436	1,164
Durham Region	1,623	2,180	208	278	3	0	1,834	2,458
Ajax	387	668	0	0	0	0	387	668
Brock	46	5	0	0	0	0	46	5
Clarington	325	314	0	144	0	0	325	458
Oshawa	300	479	6	22	3	0	309	501
Pickering	193	85	0	0	0	0	193	85
Scugog	11	29	0	0	0	0	11	29
Uxbridge	49	126	10	24	0	0	59	150
Whitby	312	474	192	88	0	0	504	562
Remainder of Toronto CMA	232	432	25	42	0	10	257	484
Bradford West Gwillimbury	147	160	0	0	0	0	147	160
Town of Mono	17	45	17	0	0	0	34	45
New Tecumseth	47	182	8	42	0	10	55	234
Orangeville	21	45	0	0	0	0	21	45
Toronto CMA	9,394	12,640	9,555	9,253	456	1,078	19,405	22,971
Oshawa CMA	937	1,267	198	254	3	0	1,138	1,521
Greater Toronto Area (GTA)	10,440	13,985	9,890	9,585	459	1,068	20,789	24,638

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2009	0	0.0	1	1.2	0	0.0	27	32.5	55	66.3	83	850,000	853,495
August 2008	1	1.1	1	1.1	2	2.2	8	8.6	81	87.1	93	895,000	926,329
Year-to-date 2009	0	0.0	8	1.2	18	2.8	76	11.7	548	84.3	650	850,000	885,417
Year-to-date 2008	3	0.4	5	0.7	90	13.2	63	9.2	523	76.5	684	850,000	933,560
Toronto													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	895,000	995,429
Year-to-date 2009	0	0.0	0	0.0	1	1.3	2	2.6	75	96.2	78	1,099,500	1,289,664
Year-to-date 2008	0	0.0	0	0.0	1	0.8	13	10.8	106	88.3	120	895,000	1,087,391
East York													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	797,000	895,750
Year-to-date 2008	0	0.0	0	0.0	0	0.0	11	27.5	29	72.5	40	650,000	821,223
Etobicoke													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
August 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	72	100.0	72	882,950	918,400
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	1.5	66	98.5	67	900,000	967,581
North York													
August 2009	0	0.0	1	2.6	0	0.0	0	0.0	38	97.4	39	1,050,000	1,111,856
August 2008	1	2.6	0	0.0	0	0.0	0	0.0	37	97.4	38	976,572	1,047,284
Year-to-date 2009	0	0.0	1	0.3	0	0.0	25	7.6	305	92.1	331	916,000	937,660
Year-to-date 2008	3	1.0	1	0.3	0	0.0	14	4.6	284	94.0	302	968,795	1,120,847
Scarborough													
August 2009	0	0.0	0	0.0	0	0.0	27	84.4	5	15.6	32	483,990	478,753
August 2008	0	0.0	1	6.7	2	13.3	6	40.0	6	40.0	15	497,990	521,456
Year-to-date 2009	0	0.0	4	3.1	17	13.0	49	37.4	61	46.6	131	497,990	518,704
Year-to-date 2008	0	0.0	4	2.8	89	63.1	23	16.3	25	17.7	141	379,990	436,450
York													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	0	0.0	3	21.4	0	0.0	0	0.0	11	78.6	14	662,500	642,071
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	737,000	739,714

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2009	2	0.8	5	2.1	24	10.0	64	26.7	145	60.4	240	555,120	602,578
August 2008	4	0.9	11	2.4	38	8.2	162	34.8	250	53.8	465	511,990	520,804
Year-to-date 2009	11	0.4	71	2.6	244	8.9	955	34.7	1,468	53.4	2,749	512,990	547,999
Year-to-date 2008	25	0.7	173	5.1	333	9.8	1,366	40.4	1,488	44.0	3,385	484,900	513,607
Aurora													
August 2009	0	0.0	0	0.0	0	0.0	2	8.0	23	92.0	25	874,900	867,615
August 2008	0	0.0	0	0.0	3	13.0	7	30.4	13	56.5	23	518,990	519,864
Year-to-date 2009	0	0.0	0	0.0	1	0.4	72	30.4	164	69.2	237	546,900	594,562
Year-to-date 2008	0	0.0	0	0.0	6	2.7	97	43.9	118	53.4	221	508,990	522,740
East Gwillimbury													
August 2009	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	2	6.3	18	56.3	5	15.6	7	21.9	32	394,950	529,897
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Georgina Township													
August 2009	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	--	--
August 2008	3	12.0	8	32.0	6	24.0	4	16.0	4	16.0	25	356,900	408,942
Year-to-date 2009	8	20.5	13	33.3	10	25.6	1	2.6	7	17.9	39	335,900	399,741
Year-to-date 2008	19	14.2	52	38.8	35	26.1	6	4.5	22	16.4	134	345,900	425,362
King Township													
August 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	825,000	872,154
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	820,000	990,417
Markham													
August 2009	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
August 2008	0	0.0	0	0.0	7	5.7	50	40.7	66	53.7	123	511,990	500,482
Year-to-date 2009	0	0.0	7	1.0	37	5.1	286	39.3	397	54.6	727	524,900	543,861
Year-to-date 2008	0	0.0	102	11.1	154	16.7	369	40.1	295	32.1	920	458,990	470,624
Newmarket													
August 2009	0	0.0	4	23.5	6	35.3	5	29.4	2	11.8	17	385,990	419,856
August 2008	0	0.0	3	6.5	14	30.4	19	41.3	10	21.7	46	425,945	433,720
Year-to-date 2009	0	0.0	47	16.6	127	44.9	74	26.1	35	12.4	283	377,990	409,371
Year-to-date 2008	0	0.0	5	2.9	63	36.6	62	36.0	42	24.4	172	422,990	438,920
Richmond Hill													
August 2009	1	5.9	0	0.0	0	0.0	2	11.8	14	82.4	17	674,990	856,101
August 2008	0	0.0	0	0.0	0	0.0	10	23.8	32	76.2	42	545,000	601,882
Year-to-date 2009	2	1.3	0	0.0	0	0.0	43	28.7	105	70.0	150	539,990	651,059
Year-to-date 2008	0	0.0	0	0.0	5	1.3	199	51.6	182	47.2	386	495,990	556,912
Vaughan													
August 2009	0	0.0	0	0.0	3	2.4	28	22.6	93	75.0	124	576,490	593,048
August 2008	1	0.7	0	0.0	1	0.7	39	25.5	112	73.2	153	552,900	559,812
Year-to-date 2009	0	0.0	0	0.0	24	2.6	201	22.0	689	75.4	914	557,990	595,916
Year-to-date 2008	3	0.3	0	0.0	12	1.1	304	28.6	745	70.0	1,064	535,990	577,815
Whitchurch-Stouffville													
August 2009	0	0.0	0	0.0	8	18.2	27	61.4	9	20.5	44	422,574	465,859
August 2008	0	0.0	0	0.0	7	13.7	33	64.7	11	21.6	51	415,000	476,719
Year-to-date 2009	1	0.3	2	0.6	26	7.3	272	76.8	53	15.0	354	450,000	474,827
Year-to-date 2008	1	0.2	10	2.2	57	12.4	326	70.9	66	14.3	460	423,880	450,872

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2009	0	0.0	2	1.9	9	8.6	60	57.1	34	32.4	105	463,900	552,544
August 2008	2	0.6	14	4.0	66	19.1	130	37.6	134	38.7	346	480,445	508,108
Year-to-date 2009	12	0.9	39	3.0	228	17.7	516	40.0	496	38.4	1,291	469,900	512,832
Year-to-date 2008	25	1.1	234	10.3	540	23.7	816	35.8	667	29.2	2,282	437,490	474,679
Brampton													
August 2009	0	0.0	2	2.4	9	10.8	57	68.7	15	18.1	83	448,900	453,733
August 2008	2	1.0	14	6.9	64	31.4	66	32.4	58	28.4	204	421,400	456,996
Year-to-date 2009	10	1.0	38	3.7	224	21.6	460	44.3	307	29.5	1,039	449,990	464,169
Year-to-date 2008	25	1.5	234	13.9	537	31.9	557	33.1	328	19.5	1,681	405,990	432,213
Caledon													
August 2009	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	2	4.7	1	2.3	1	2.3	7	16.3	32	74.4	43	600,000	762,247
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	7.9	35	92.1	38	825,000	974,526
Mississauga													
August 2009	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	900,000	893,764
August 2008	0	0.0	0	0.0	2	1.4	64	46.0	73	52.5	139	510,900	576,232
Year-to-date 2009	0	0.0	0	0.0	3	1.4	49	23.4	157	75.1	209	580,900	703,432
Year-to-date 2008	0	0.0	0	0.0	3	0.5	256	45.5	304	54.0	563	510,900	567,735
Halton Region													
August 2009	4	1.9	5	2.4	44	21.2	114	54.8	41	19.7	208	440,900	472,232
August 2008	0	0.0	6	1.5	90	22.6	138	34.7	164	41.2	398	464,950	514,401
Year-to-date 2009	4	0.3	24	1.9	241	18.7	587	45.4	436	33.7	1,292	460,445	577,672
Year-to-date 2008	1	0.1	55	3.2	441	25.5	571	33.0	664	38.3	1,732	450,900	535,931
Burlington													
August 2009	0	0.0	0	0.0	2	16.7	10	83.3	0	0.0	12	448,990	437,741
August 2008	0	0.0	0	0.0	21	42.9	24	49.0	4	8.2	49	424,990	424,888
Year-to-date 2009	0	0.0	3	1.1	25	9.5	149	56.7	86	32.7	263	463,990	593,437
Year-to-date 2008	0	0.0	19	5.8	138	41.8	132	40.0	41	12.4	330	402,000	450,159
Halton Hills													
August 2009	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	550,000	601,324
August 2008	0	0.0	0	0.0	5	35.7	6	42.9	3	21.4	14	427,950	480,441
Year-to-date 2009	0	0.0	0	0.0	5	10.9	14	30.4	27	58.7	46	550,000	592,815
Year-to-date 2008	0	0.0	3	2.8	32	29.4	38	34.9	36	33.0	109	429,000	504,309
Milton													
August 2009	4	2.6	5	3.3	42	27.5	98	64.1	4	2.6	153	420,900	424,062
August 2008	0	0.0	6	3.0	64	31.5	94	46.3	39	19.2	203	430,900	451,184
Year-to-date 2009	4	0.6	21	3.1	203	29.6	398	58.0	60	8.7	686	420,900	439,419
Year-to-date 2008	1	0.1	33	4.8	266	38.6	293	42.5	97	14.1	690	410,900	440,422
Oakville													
August 2009	0	0.0	0	0.0	0	0.0	2	6.3	30	93.8	32	670,000	671,103
August 2008	0	0.0	0	0.0	0	0.0	14	10.6	118	89.4	132	574,495	648,452
Year-to-date 2009	0	0.0	0	0.0	8	2.7	26	8.8	263	88.6	297	668,900	880,699
Year-to-date 2008	0	0.0	0	0.0	5	0.8	108	17.9	490	81.3	603	586,990	697,876

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2009	32	29.4	18	16.5	23	21.1	17	15.6	19	17.4	109	368,990	390,010
August 2008	47	20.3	58	25.1	31	13.4	44	19.0	51	22.1	231	367,990	408,052
Year-to-date 2009	305	26.5	227	19.8	209	18.2	214	18.6	194	16.9	1,149	361,100	393,650
Year-to-date 2008	425	24.7	339	19.7	241	14.0	330	19.2	383	22.3	1,718	368,945	403,004
Ajax													
August 2009	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
August 2008	0	0.0	13	17.3	6	8.0	20	26.7	36	48.0	75	499,900	500,211
Year-to-date 2009	16	6.5	11	4.5	52	21.1	85	34.4	83	33.6	247	477,700	465,719
Year-to-date 2008	2	0.5	15	3.9	32	8.3	118	30.6	219	56.7	386	515,500	516,488
Brock													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2009	20	52.6	8	21.1	5	13.2	4	10.5	1	2.6	38	291,945	309,939
August 2008	15	48.4	6	19.4	7	22.6	2	6.5	1	3.2	31	302,990	321,657
Year-to-date 2009	149	47.0	62	19.6	48	15.1	37	11.7	21	6.6	317	307,990	339,190
Year-to-date 2008	112	39.0	74	25.8	47	16.4	32	11.1	22	7.7	287	322,990	343,825
Oshawa													
August 2009	7	24.1	4	13.8	8	27.6	6	20.7	4	13.8	29	382,990	394,606
August 2008	16	30.8	15	28.8	7	13.5	13	25.0	1	1.9	52	337,990	348,306
Year-to-date 2009	83	32.5	60	23.5	58	22.7	47	18.4	7	2.7	255	338,990	348,774
Year-to-date 2008	176	36.4	129	26.7	82	16.9	90	18.6	7	1.4	484	328,445	338,324
Pickering													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	10.4	43	89.6	48	642,750	652,662
Year-to-date 2008	0	0.0	0	0.0	1	1.4	5	7.1	64	91.4	70	596,600	611,965
Scugog													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2009	6	14.0	3	7.0	9	20.9	8	18.6	17	39.5	43	482,800	457,427
Year-to-date 2008	20	18.9	16	15.1	3	2.8	27	25.5	40	37.7	106	463,850	449,941
Whitby													
August 2009	5	17.9	6	21.4	9	32.1	4	14.3	4	14.3	28	373,445	385,341
August 2008	15	24.2	24	38.7	11	17.7	7	11.3	5	8.1	62	335,990	362,700
Year-to-date 2009	51	21.3	91	38.1	42	17.6	32	13.4	23	9.6	239	339,990	375,790
Year-to-date 2008	115	29.9	105	27.3	76	19.7	58	15.1	31	8.1	385	335,990	363,736

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2009	10	22.7	15	34.1	14	31.8	5	11.4	0	0.0	44	345,945	340,532
August 2008	25	42.4	6	10.2	13	22.0	9	15.3	6	10.2	59	349,990	360,904
Year-to-date 2009	58	24.7	56	23.8	60	25.5	39	16.6	22	9.4	235	350,000	375,179
Year-to-date 2008	159	37.6	83	19.6	73	17.3	33	7.8	75	17.7	423	339,990	371,604
Bradford West Gwillimbury													
August 2009	4	13.8	11	37.9	13	44.8	1	3.4	0	0.0	29	349,900	343,833
August 2008	0	0.0	1	5.0	11	55.0	7	35.0	1	5.0	20	389,990	416,573
Year-to-date 2009	11	9.1	41	33.9	46	38.0	18	14.9	5	4.1	121	353,990	374,200
Year-to-date 2008	14	8.8	53	33.1	67	41.9	20	12.5	6	3.8	160	350,000	368,979
Town of Mono													
August 2009	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	5	14.7	6	17.6	12	35.3	11	32.4	34	432,900	485,791
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	4.3	45	95.7	47	559,900	588,321
New Tecumseth													
August 2009	6	66.7	2	22.2	0	0.0	1	11.1	0	0.0	9	--	--
August 2008	25	83.3	4	13.3	0	0.0	1	3.3	0	0.0	30	273,945	285,283
Year-to-date 2009	45	77.6	6	10.3	1	1.7	3	5.2	3	5.2	58	277,490	299,151
Year-to-date 2008	137	80.6	21	12.4	2	1.2	3	1.8	7	4.1	170	281,700	301,616
Orangeville													
August 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2008	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	--	--
Year-to-date 2009	2	9.1	4	18.2	7	31.8	6	27.3	3	13.6	22	369,000	410,058
Year-to-date 2008	8	17.4	9	19.6	4	8.7	8	17.4	17	37.0	46	404,900	417,952
Toronto CMA													
August 2009	16	2.3	28	4.1	90	13.2	263	38.6	285	41.8	682	483,546	571,746
August 2008	33	2.4	51	3.6	194	13.9	445	31.8	675	48.3	1,398	495,900	538,643
Year-to-date 2009	107	1.7	209	3.3	827	13.1	2,122	33.7	3,027	48.1	6,292	495,945	570,329
Year-to-date 2008	235	2.7	562	6.4	1,375	15.7	2,867	32.8	3,699	42.3	8,738	476,945	536,404
Oshawa CMA													
August 2009	32	33.7	18	18.9	22	23.2	14	14.7	9	9.5	95	344,900	358,009
August 2008	46	31.7	45	31.0	25	17.2	22	15.2	7	4.8	145	333,990	348,764
Year-to-date 2009	283	34.9	213	26.3	148	18.2	116	14.3	51	6.3	811	332,990	352,989
Year-to-date 2008	403	34.9	308	26.6	205	17.7	180	15.6	60	5.2	1,156	328,945	348,153
Greater Toronto Area													
August 2009	38	5.1	31	4.2	100	13.4	282	37.9	294	39.5	745	474,990	555,988
August 2008	54	3.5	90	5.9	227	14.8	482	31.4	680	44.4	1,533	482,990	523,887
Year-to-date 2009	332	4.7	369	5.2	940	13.2	2,348	32.9	3,142	44.1	7,131	483,990	552,895
Year-to-date 2008	479	4.9	806	8.2	1,645	16.8	3,146	32.1	3,725	38.0	9,801	460,900	518,409

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2009

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	853,495	926,329	-7.9	885,417	933,560	-5.2
Toronto	--	995,429	n/a	1,289,664	1,087,391	18.6
East York	--	--	n/a	895,750	821,223	9.1
Etobicoke	--	--	n/a	918,400	967,581	-5.1
North York	1,111,856	1,047,284	6.2	937,660	1,120,847	-16.3
Scarborough	478,753	521,456	-8.2	518,704	436,450	18.8
York	--	--	n/a	642,071	739,714	-13.2
York Region	602,578	520,804	15.7	547,999	513,607	6.7
Aurora	867,615	519,864	66.9	594,562	522,740	13.7
East Gwillimbury	--	--	n/a	529,897	532,493	-0.5
Georgina Township	--	408,942	n/a	399,741	425,362	-6.0
King Township	--	--	n/a	872,154	990,417	-11.9
Markham	--	500,482	n/a	543,861	470,624	15.6
Newmarket	419,856	433,720	-3.2	409,371	438,920	-6.7
Richmond Hill	856,101	601,882	42.2	651,059	556,912	16.9
Vaughan	593,048	559,812	5.9	595,916	577,815	3.1
Whitchurch-Stouffville	465,859	476,719	-2.3	474,827	450,872	5.3
Peel Region	552,544	508,108	8.7	512,832	474,679	8.0
Brampton	453,733	456,996	-0.7	464,169	432,213	7.4
Caledon	--	--	n/a	762,247	974,526	-21.8
Mississauga	893,764	576,232	55.1	703,432	567,735	23.9
Halton Region	472,232	514,401	-8.2	577,672	535,931	7.8
Burlington	437,741	424,888	3.0	593,437	450,159	31.8
Halton Hills	601,324	480,441	25.2	592,815	504,309	17.5
Milton	424,062	451,184	-6.0	439,419	440,422	-0.2
Oakville	671,103	648,452	3.5	880,699	697,876	26.2
Durham Region	390,010	408,052	-4.4	393,650	403,004	-2.3
Ajax	--	500,211	n/a	465,719	516,488	-9.8
Brock	--	--	n/a	--	--	n/a
Clarington	309,939	321,657	-3.6	339,190	343,825	-1.3
Oshawa	394,606	348,306	13.3	348,774	338,324	3.1
Pickering	--	--	n/a	652,662	611,965	6.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	457,427	449,941	1.7
Whitby	385,341	362,700	6.2	375,790	363,736	3.3
Remainder of Toronto CMA	340,532	360,904	-5.6	375,179	371,604	1.0
Bradford West Gwillimbury	343,833	416,573	-17.5	374,200	368,979	1.4
Town of Mono	--	--	n/a	485,791	588,321	-17.4
New Tecumseth	--	285,283	n/a	299,151	301,616	-0.8
Orangeville	--	--	n/a	410,058	417,952	-1.9
Toronto CMA	571,746	538,643	6.1	570,329	536,404	6.3
Oshawa CMA	358,009	348,764	2.7	352,989	348,153	1.4
Greater Toronto Area (GTA)	555,988	523,887	6.1	552,895	518,409	6.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto August 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	5,009	10,360	11,964	41.9	361,361	-5.4	361,603
	March	6,171	-6.9	5,841	13,357	11,877	49.2	362,050	-4.8	365,490
	April	8,107	-7.5	6,556	12,995	10,744	61.0	385,641	-3.3	376,763
	May	9,589	1.9	7,239	13,686	11,038	65.6	395,609	-0.6	383,605
	June	10,951	27.4	8,129	13,357	11,528	70.5	403,918	2.0	386,666
	July	9,967	27.6	8,048	12,174	11,665	69.0	395,414	6.5	401,877
	August	8,042	27.3	8,166	10,646	11,747	69.5	387,899	6.3	403,607
	September									
	October									
	November									
	December									
	Q2 2008	26,769	-13.7		53,474			397,608	4.3	
	Q2 2009	28,647	7.0		40,038			395,964	-0.4	
	YTD 2008	58,616	-14.4		117,192			385,035	3.6	
	YTD 2009	59,613	1.7		96,935			386,540	0.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	554	-4.6	844	1,558	1,504	56.1	243,652	-8.2	251,221
	February	770	-2.7	837	1,450	1,487	56.2	271,408	3.2	272,126
	March	824	-15.0	733	1,693	1,525	48.1	275,656	4.0	274,909
	April	989	-8.7	792	2,111	1,666	47.5	275,751	18.7	274,281
	May	1,051	-11.8	768	2,049	1,525	50.3	282,717	2.5	275,377
	June	966	-13.0	737	1,818	1,613	45.7	283,059	4.3	275,182
	July	892	-6.9	770	1,592	1,611	47.8	275,088	2.8	272,017
	August	746	-15.6	729	1,423	1,459	50.0	270,802	2.0	271,762
	September	755	4.7	782	1,720	1,573	49.7	268,291	-1.1	268,264
	October	576	-29.0	628	1,481	1,500	41.9	264,936	-3.2	265,687
	November	409	-41.1	508	1,075	1,450	35.1	268,902	-1.3	270,404
	December	265	-37.4	532	604	1,689	31.5	262,710	-3.9	270,420
2009	January	350	-36.8	532	1,348	1,291	41.2	257,095	5.5	265,464
	February	506	-34.3	550	1,212	1,250	44.0	263,838	-2.8	264,663
	March	694	-15.8	623	779	709	87.8	263,970	-4.2	263,381
	April	843	-14.8	677	779	616	109.9	269,596	-2.2	268,286
	May	1,026	-2.4	747	1,546	1,148	65.1	278,592	-1.5	271,182
	June	1,115	15.4	847	1,468	1,302	65.0	281,765	-0.5	273,891
	July	1,033	15.8	885	1,313	1,318	67.2	285,247	3.7	281,720
	August	876	17.4	856	1,169	1,202	71.2	278,480	2.8	279,602
	September									
	October									
	November									
	December									
	Q2 2008	3,006	-11.2		5,978			280,535	7.7	
	Q2 2009	2,984	-0.7		3,793			277,236	-1.2	
	YTD 2008	6,792	-10.3		13,694			274,116	4.2	
	YTD 2009	6,443	-5.1		9,614			275,114	0.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,912	8.3	68.9	850
	March	613	4.50	5.55	145.9	113.8	2,906	8.8	69.0	850
	April	596	3.90	5.25	145.0	113.1	2,907	8.9	69.0	850
	May	596	3.90	5.25	144.6	113.9	2,899	9.1	68.8	850
	June	631	3.75	5.85	144.6	114.0	2,878	9.6	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,861	10.0	68.4	856
	August	631	3.75	5.85		113.6	2,866	10.1	68.4	855
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79	146.4	113.2	181.2	8.2	67.7	851
	March	613	4.50	5.55	145.9	113.8	179.1	8.3	66.9	853
	April	596	3.90	5.25	145.0	113.1	178.4	7.7	66.2	861
	May	596	3.90	5.25	144.6	113.9	178.2	7.9	66.1	869
	June	631	3.75	5.85	144.6	114.0	178.0	8.7	66.5	865
	July	631	3.75	5.85	144.7	113.6	178.4	9.7	67.2	868
	August	631	3.75	5.85		113.6	180.2	9.9	68.0	879
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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